



Mar Del Plata
Condominium Assoc., Inc.
 6423 Collins Avenue
 Miami Beach, Florida 33141
<http://mardelplatamiamibeach.com>

ASSOCIATION OFFICERS

- President**..... Manuel J. Pardo
- Vice Pres.** Agustin Veitia
- Treasurer** Jose Perez
- Secretary**..... Antonio Diaz
- Director** Marina Oppenheimer

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OFFICE HOURS

Monday-Friday ...7:30 AM - 4:30 PM

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From the President

Please accept my apology for not keeping you informed with my usual letter in March. It was actually our first year anniversary since we started the newsletter and I take great pride in communicating the latest news to all owners and residents.

Well, Spring is here and with it comes a sense of renewal. As we all can see (and hear), Mar del Plata is certainly deep into the stage of renewal. We are already working on the access ramp leading to the beach, the plumbing work will soon be over, the window weather proofing is over, and a fine job I might add, they did. We should have our hot water system updated and saving us more energy very soon and the chiller tower permit was also approved for work to begin there too. Hopefully, by the time you receive this letter the concrete will have been poured in the east lobby area and we will working on the next affected area. Let me make a point on the concrete work, the engineers have recommended that we do portions up and down only. In other words we will now move to the pool area or the lower lobby in the same location we just finished, this way the building will be worked on in block segments. Next, we should have received the door hinges to be installed in order to make sure that all unit doors close automatically. We are going to install the hinge on the operational door only, and if the fire inspector does not approve, we will then install a hinge on the stationary door. The violations for the smoke detectors should have been resolved by now, and a new permit will be filed to finish

this job. I know that the lobby looked horrible while we worked on the pipes but we had no choice. The valves were completely hidden and all had to be removed to work on the chillers. I think I might have missed a few updates; but, I am really glad that Nelson is on top of it all. We should all be very appreciative of the outstanding job our manager does.

We have facilitated valet parking for those owners whose parking space has been lost because of the construction; we thought this was a small token from us to alleviate the inconvenience. Please remember, all parking spaces belong to an owner. If you want to use one of them, management needs a letter/e-mail from the owner authorizing you to use it. I heard that some owners are upset at members of our team using parking spaces in the building. It is important to remember that these spaces are empty only because the owner is at work or out of town. They are only being occupied during the day and not as a permanent parking space.

I have also heard a few complaints regarding our workers talking loudly in the mornings before 9:00 a.m., please

Continued on page 2



President's Message *(cont. from page 1)*

be assured that Nelson has addressed this issue with all concerned. We know there are many inconveniences during this "renewal" process, just like with Spring come thunderstorms, but please remember we are working to improve our building. The workers may annoy you at times but they are here because we brought them and pay them to do a job. Also, remember that they are human beings and need to be treated as such.

And last, please use the temporary stairs to access the backyard area. Nelson will have a portable shower for your use, and please be careful and always watch your step.

Until next month....

Manny Pardo, President

Units A/C

Summer is already here and is time to service your air handler if you haven't done so already. If you have an older unit, you should hire a professional to clean the drip pan and drain line in order to avoid a costly leak.

Email

If you are interested in receiving notices regarding what's going on in the building please send your email address to mardelplatacondominium@gmail.com . An email is a quick and efficient method of communication in this fast paced world.



Please Dress Appropriately Before Using the Common Grounds...

This week I went to the trash room and met there with one of my floor neighbors. Although her recycling was neatly put together, her dress code was not. She was wearing a skirt, but had forgotten to put on a shirt. Forgotten, or believed that it was not necessary to dress appropriately for her trip to the trash room. She was wrong. If all of us would walk around in our underwear, or our pajamas (I've seen this happen twice, once in the lobby), it would seriously affect the building's reputation as well as the value of our property. But most importantly, I think that it is a mere matter of respect to dress appropriately when using our common areas.



The Board is trying hard to make this building go back to what it should be. Our Board President is very committed to using our money wisely so that we can live in a beautiful environment without having to spend a fortune. Furthermore, we have been very fortunate in finding a manager that shows extreme dedication to his work, day in and day out. What is needed now is that we ALL cooperate with the bylaws and encourage our neighbors to do the same. Otherwise our efforts will have been in vain.

Marina Oppenheimer, Board Director

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Proper attire

We live in a community where certain areas are considered "common areas" According to Encarta, it means, "Shared, of or for all". Since these areas such as the lobby area are shared by all, we must compare it to our own living rooms in our individual units. It is not common courtesy to receive visitors while shirtless or dressed in pajamas. It has been brought to our attention that some owners/residents have been visiting the lobby of the building in their pajamas, without shirts or shoes. This is inappropriate and gives visitors to our building and our homes the perception that the residents of Mar Del Plata lack etiquette.

There is a dress code that must be observed by all, and it is very simple. When in a common area appropriate attire must be worn. Shoes and shirts should be worn at all times in the lobby and in common areas on the way to and from the beach or pool. We ask that all owners/residents please adhere and conduct themselves in a manner that reflects good manners on themselves and all members of this community.

Easter Traditions

The Easter Bunny or Easter Hare (sometimes Spring Bunny in the U.S.) is a character depicted as a rabbit bringing Easter eggs, who sometimes is depicted with clothes. In legend, the creature brings baskets filled with colored eggs, candy and sometimes also toys to the homes of children on the night before Easter. The Easter Bunny will either put the baskets in a designated place or hide them somewhere in the house or garden for the children to find when they wake up in the morning. The Easter Bunny is a counterpart to the Santa Claus of Christmas, as they both bring gifts to children on the night before their respective holiday. It was first mentioned in Georg Franck von Frankenau's De ovis paschalibus⁴ (About the Easter Egg) referring to an Alsace tradition of an Easter Hare bringing Easter Eggs (and the negative impact of too much egg consumption).



Origins

Bringing Easter eggs seems to have its origins in Alsace and the Upper Rhineland, both then in the Holy Roman Empire, and southwestern Germany, where the practice was first recorded in a German publication in the early 17th century citation needed The first edible Easter Eggs were made in Germany during the early 19th century and were made of pastry and sugar.

The Easter Bunny was introduced to the United States by the German settlers who arrived in the Pennsylvania Dutch country during the 18th century. The arrival of the Osterhase was considered one of "childhood's greatest pleasures", similar to the arrival of Chris Cringle on Christmas Eve.

According to the tradition, children would build brightly colored nests, often out of caps and bonnets, in secluded areas of their homes. The "O-ster Haws-e" would, if the children had been good, lay brightly colored eggs in the nest. As the tradition spread, the nest has become the manufactured, modern Easter basket, and the placing of the nest in a secluded area has become the tradition of hiding baskets.

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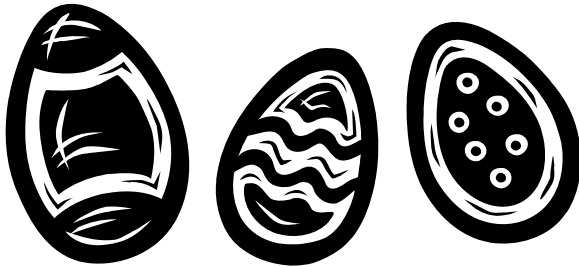
Se Habla Espanol



The hiring of an attorney is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications and experience.

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The Art of Hard Boiling



With Easter just around the corner, you may be wondering if there is a best way to hard cook your eggs. The Egg Board recommends placing eggs in a single layer in a saucepan. Add enough cool tap water to come at least an inch above the eggs. Cover and bring to a boil. Upon boiling, remove the pan from the burner, allow the eggs to sit for 15 minutes, then place them under cold running water until completely cooled. This method will not only reducing cracking, it can also reduce the chance of having yolks that turn green. Further, it will inactivate salmonella enteritidis, the bacteria found in eggs.

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Happy Passover

Passover is the 8-day observance commemorating the freedom and exodus of the Israelites (Jewish slaves) from Egypt during the reign of the Pharaoh Ramses II. A time of family gatherings and lavish meals called Seders, the story of Passover is retold through the reading of the Haggadah. With its special foods, songs, and customs, the Seder is the focal point of the Passover celebration. Passover begins on the 15th day of the Jewish month of Nissan. As the Jewish day begins at sundown the night before, this year (2011) the first night of Passover is Monday, April 18th.



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ASK DONNA

Q: We've had a legal fund for years to safeguard against lawsuits, but the Board now wants to do away with it. Can they do this?

Donna: It depends what your governing documents say about this fund. If it was created pursuant to the documents (and not just something that was put in place years ago by board policy) then it must be maintained pursuant to those documents. Typically, associations have a line item in their budgets each year for Legal Expenses as opposed to a Legal Fund similar to a reserve account. Again, the answer rests with your documentary provisions as the statute does not require this particular reserve item.

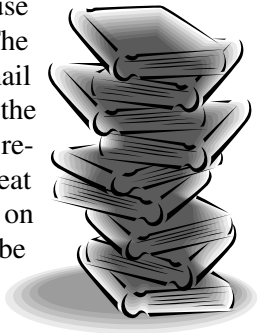
Q: I'm receiving conflicting info about charging late fees on maintenance: Some say if it's not in our docs then it's not allowed, others say we have the right to charge late fees regardless. Who's right?

Donna: Whether you are a condo or HOA, the ability to charge late fees must be specified in your governing documents and not just as a board policy or practice. I'm sure some associations out there charge late fees without the benefit of such authority in their documents, but their liens and foreclosures will be challenged as a result by any attorney who knows the statutes.

Donna DiMaggio Berger is Executive Director of the Community Advocacy Network (www.CANFL.com) and Managing Partner of the community association law firm of Katzman Garfinkel & Berger (www.KGBLawFirm.com). E-mail your questions to Donna today at AskDonna@kgblawfirm.com.

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Bottom Line Just Bottomed Out?

Maintaining cash flow and a balanced budget is a challenge for condominiums and HOAs in these difficult economic times. Even more so, given the negative impact of the mortgage foreclosure crisis on associations' ability to collect monthly fees from delinquent owners, often it is to the detriment of the rest of the owners.

Volunteer Boards of Directors need help in the form of good, solid counsel as to when and how best to proceed in the association collection process, how to deal with stalled bank foreclosures, when an association foreclosure on a delinquent property is in the community's best interest, when to seek blanket receiverships or other remedies, when and how the law allows collection of rent from tenants in delinquent units and much more.

That's why the statewide community association law firm of Katzman Garfinkel & Berger developed our new *Community Association Assessment Collection and Foreclosure Guidebook*, to respond to those questions and more in an easy-to-understand Q&A format designed to assist associations across the State in developing collection policies that help maintain cash flow and shore up the bottom line of association operating budgets.

Contact your Board members or association manager today and invite them to request a free copy of this valuable 24-page *Community Association Assessment Collection and Foreclosure Guidebook*. At the law firm of Katzman Garfinkel & Berger, we believe in helping communities regain and maintain their financial footing in order to ensure a brighter future for all association owners and residents.

